

1 Executive Summary

1.1 INTRODUCTION

The San Diego Unified School District (District) has prepared this Environmental Impact Report (EIR) for the site acquisition, construction and operation of the proposed Winona Avenue Area Elementary School. The EIR analyzes the District’s Preferred Site for the proposed elementary school, as well as two other alternative school sites. The objective of the proposed project is three-fold: first, to provide additional capacity for elementary school students within the existing Euclid Elementary School attendance boundaries; second, to provide a neighborhood elementary school option for students currently transported to overflow schools outside the neighborhood; and third, to assist the District in achieving the enrollment standards contained in the LRFMP. The proposed Winona Avenue Area Elementary School would provide enrollment relief to the existing Euclid Elementary School.

This EIR will be used by the District’s Board of Education for approval of property acquisition necessary for construction of the Winona Avenue Area Elementary School. The City of San Diego (City) is a responsible agency for the purpose of any necessary street closures. This document may be used by all agencies involved in reviewing this action. In addition, this EIR may also be used for any necessary supplemental review of site specific design issues.

1.2 BACKGROUND

The District has settled into an established pattern of incremental enrollment growth. In 1992, the District reconfirmed the inevitability of growth and set forth a strategy to address that growth through the development of new schools. Given the projected enrollment increases, additional facilities must be provided if the District is to achieve school planning criteria defined in the District’s LRFMP, which is described in more detail in Section 2.1.1 and Table 2.2-1 of this EIR.

1.2.1 Project Location

The preferred and alternative sites for the proposed Winona Avenue Area Elementary School are located in the City Heights Community of the Mid-City Communities Planning Area. The City Heights Community is bounded on the north by El Cajon Boulevard, on the east by 54th Street and Chollas Creek, on the south by State Route 94 (SR-94), and on the west by Interstate 805 (I-805) and SR-15. According to the *Mid-City Communities Plan*, residential land uses constitute the majority of the neighborhoods of City Heights, followed by commercial uses and open space (City of San Diego, 1998).

The proposed Winona Avenue Area Elementary School study area is bounded by El Cajon Boulevard on the north, University Avenue on the south, Winona Avenue on the east, and Fairmount Avenue on the west (Figure 2.4-1). These boundaries are coterminous with the attendance boundaries for the existing Euclid Elementary School, and the areas formerly assigned to Euclid from which students are now transported to overflow schools (Carver and Darnall Elementary Schools). The District identified this study area to place the new school in an area where the existing enrollment resides, and the projected enrollment increases are anticipated to occur.

The District prefers to locate schools where they would be convenient to the students. Locating a neighborhood school in an area outside of the enrollment service area would require students to travel farther to get to school. Neighborhood schools are designed to enable students to walk to school. If a site is not convenient to the students (i.e., is not within walking distance), the parents would likely have to drive the students to school. This would increase traffic in the vicinity, especially at general arrival and departure times.

The preferred project site consists of two city blocks bounded on the north by Trojan Avenue, on the south by Orange Avenue, on the east by Winona Avenue, and on the west by Estrella Avenue. Two alternative project sites are also under consideration. Alternative Site One consists of two city blocks bounded on the north by Orange Avenue, on the south by Polk Avenue, on the east by Winona Avenue and the on the west by Estrella Avenue. Alternative Site Two includes one block from Alternative Site One and consists of two city blocks bounded on the north by Orange Avenue, on the south by Polk Avenue, on the east by 49th Street and on the west by 48th Street. The locations of the sites are shown on Figure 3.1-3.

1.2.2 Environmental Setting

The proposed Winona Avenue Area Elementary School is located within the Mid-City Communities Planning Area of the City of San Diego (Figure 3.1-2). The Mid-City communities are approximately four miles northeast of downtown San Diego, located between I-805 and SR-15 on the west, the cities of La Mesa and Lemon Grove on the east, I-8 on the north and SR-94 on the South. The regional location of the proposed project is shown on Figure 3.1-1. The Mid-City communities are bounded by the communities of Mission Valley and the College Area on the north, the Mount Hope, Chollas View, Emerald Hills, and Encanto neighborhoods of the Southeast San Diego Community Planning Area on the south, the cities of La Mesa and Lemon Grove on the east, and the communities of North Park and Golden Hill on the west. Regional access to the site is provided by I-8, I-805, SR-15 and SR-94.

The predominant topographic features within the Mid-City Communities Planning Area are gently rolling mesa areas separated by numerous canyons (City of San Diego, 1998). The canyons are part of the west trending San Diego River system and the northeast to southwest trending Chollas Creek system. The very steep and precipitous canyons associated with the San Diego River, which have

slopes of 25 percent or greater, extend southward from Mission Valley in the most northwesterly portion of the community planning area. These steep slope areas account for approximately five (5) percent of the Mid-City area. All of the potential school sites are situated on flat terrain with differences in elevation that vary only a few feet over the entire site.

1.3 PROJECT DESCRIPTION

There are three major elements to the proposed project. These are:

1. Site Selection,
2. Acquisition/Relocation, and
3. Site Clearance/Construction.

1.3.1 Site Selection

Proposition MM provides funds for the construction of five new elementary schools in the Mid-City area, which would benefit the following schools:

- Adams Elementary
- Central Elementary
- Edison Elementary
- Euclid Elementary
- Franklin Elementary
- Hamilton Elementary
- Jackson Elementary
- Marshall Elementary
- Rosa Parks Elementary

The process that was utilized to identify alternative sites for the new elementary schools included community-wide meetings, staff analysis and individual task force meetings for each new school area. A detailed discussion of the school site selection process is provided in Section 2.3 of this Draft EIR.

The District formed a series of “Mid-City Site Selection Task Forces” to identify and evaluate alternative sites for each of the new elementary schools and recommend sites for acquisition by the Board of Education. These task forces addressed the Adams/Franklin Area, Central Area, Euclid Area, Edison/Hamilton/Rosa Parks Area and Jackson/Marshall Area. The preferred and alternative sites for the proposed Winona Avenue Area Elementary School are a direct result of this process.

There are no vacant sites within the study area for the proposed Winona Avenue Area Elementary School that are large enough to accommodate the proposed elementary school. Therefore, in order to provide a site for a new elementary school in this community, the District must select a site that has existing uses. The District considered a number of criteria in selecting sites for the proposed schools. These site selection criteria are based on the State of California’s selection criteria for school sites. The Site Ranking Criteria are provided in Table 2.4-1 in Chapter 2 of this Draft EIR.

1.3.2 Acquisition/Relocation

Existing land uses within the Preferred Site consist solely of residential uses. Specifically, the Preferred Site includes 7 single-family dwelling units (DUs) and 204 multi-family DUs, for a total of approximately 211 DUs. Based on the population estimates described in Section 4.2.1 of this Draft EIR, it is anticipated that an estimated 633 persons would be displaced by the proposed project on the Preferred Site.

In order to carry out the project with a minimum of hardship to persons, business concerns and others displaced from their respective places of residence or business by the proposed project, the District would implement a relocation program for persons, business concerns and others that would be displaced by the proposed project, in compliance with the California Relocation Assistance Law. The District would retain the services of a relocation consultant to coordinate and implement the relocation activities.

1.3.3 Site Clearance/Construction

Demolition activities would include, but would not be limited to, the removal of existing structures and vegetation, removal of portions of existing sidewalks, and the removal of existing asphaltic concrete (AC) within the closed portion of existing city streets within the selected site.

Existing structures would be demolished or removed from the site soon after the District has acquired the property. Construction activities would include demolition and/or removal of existing structures, site preparation (grading and/or compaction), facilities construction and site finish (landscaping). Construction and/or removal activities for the proposed Winona Avenue Area Elementary School are scheduled to last approximately 33 months, ending in the third quarter of 2005.

1.3.4 Discretionary Actions

Implementation of the proposed project on the preferred or alternative sites would require discretionary approval from the City for the approval of on-site street and alley vacations.

1.4 Summary of Environmental Effects and Mitigation

Based on the analysis provided in Chapters 4 and 7 of this EIR, Alternative Site Two was identified as the environmentally superior site. Section 7.5 provides a detailed discussion for identifying the environmentally superior site. A summary of the identified environmental impacts is provided in separate summary tables for the preferred and alternative sites; Tables ES-1 through ES-3. These tables identify environmental impacts for each issue area, the recommended mitigation measures and the significance of impacts after mitigation. Table 7.1-11 is a comparison table showing a brief synopsis of impacts for the preferred and alternative sites. Impacts on this table are shown as either not significant, significant and mitigated or significant and unmitigable.

**Table ES-1
Preferred Site
Summary of Impacts and Mitigation Measures**

Issue Area	Impact(s) Preferred Site	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.2 – Housing, Population and Displacement			
Population and Displacement	An approximate total of 633 persons for Preferred Site would be displaced.	<p>The District shall implement a relocation program for persons, business concerns and others that would be displaced by the proposed project, in compliance with the California Relocation Assistance Law. The District shall retain the services of a relocation consultant to coordinate and implement the relocation activities.</p> <p>Upon completion of the relocation activities, the Relocation Consultant shall prepare a Relocation Activities Report documenting the implementation of the required Relocation Program. This report shall be presented to the District within three months of completing relocation activities.</p> <p>The Relocation Activities Report shall be included in the Mitigation, Monitoring, and Reporting Program (MMRP), which is a comprehensive report prepared by the District that documents all the mitigation monitoring and reporting efforts for the proposed project. This MMRP shall be prepared upon completion of the proposed project.</p>	Not significant.

Table ES-1 (continued)

Issue Area	Impact(s) Preferred Site	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.3 – Cultural Resources			
Historical Resources	Impacts to the sidewalk construction date stamps, which are considered historic objects, would result in a significant impact.	<p>To mitigate for impacts to historic sidewalk date stamps, preservation by cutting and incorporation of the portion of the sidewalks into the school development would be necessary if the sidewalks would be damaged or removed by the project.</p> <p>Upon completion of the proposed project, a brief summary report shall be completed and included in the MMRP to document the preservation and incorporation of the significant sidewalk construction date stamp.</p>	Not significant.
Archaeological Resources	The potential for impacts to archaeological resources and potentially buried historic features would be significant.	<p>Archaeological construction monitoring during the grubbing and topsoil removal phases of construction is needed to address the potential for prehistoric archaeological resources. A qualified archaeologist and/or archaeological monitor shall be retained to implement the archaeological construction monitoring program.</p> <p>Within three months following the end of the monitoring program, an Archaeological Monitoring Report (with appropriate graphics) which describes the results, analysis and conclusions of the archaeological monitoring program shall be submitted to the South Coastal Information Center. The Archaeological Monitoring Report shall be included in the MMRP.</p>	Not significant.

Table ES-1 (continued)

Issue Area	Impact(s) Preferred Site	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.5 – Noise			
School yard and Composite (i.e., traffic and school yard noise combined) Noise	School yard and composite (i.e., traffic and school yard noise combined) noise impacts on interior building noise levels for open window conditions would be significant.	<p>In order to reduce school interior noise levels from school yard and composite noise to below 52 dBA Leq school structures where learning or school-related activities would occur, shall 1) maintain a minimum setback of 50 feet from the roadway centerline and operate in a closed window condition with mechanical ventilation; This shall be accomplished by building code analysis in accordance with District Policy E-4100.</p> <p>The District shall review the new school's design and shall prepare a brief letter report documenting that the appropriate setbacks have been implemented. This letter report shall be included as part of the MMRP.</p>	Not significant.

Table ES-1 (continued)

Issue Area	Impact(s) Preferred Site	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.6 – Hazards and Hazardous Materials			
Construction Demolition and/or Removal Activities	Construction demolition impacts due to the removal of old residential buildings on the Preferred Site, which may contain asbestos, lead-based paint or other hazardous materials would be significant.	<p>Prior to construction demolition and/or removal of old residential buildings at the project site the District shall conduct a survey to test for asbestos-containing building materials and lead-based paint. All activities associated with asbestos shall be conducted under the direct supervision of a certified asbestos consultant. Lead-based paint analysis and removal shall be performed in conformance with federal, state, and local regulations.</p> <p>A brief letter report summarizing the findings of the survey for asbestos and lead-based paint shall be prepared and submitted to the District within one month of the survey completion. The letter report and any asbestos and lead-based paint removal activities shall be documented and reported in the MMRP.</p>	Not significant.

Table ES-1 (continued)

Issue Area	Impact(s) Preferred Site	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.7 – Hydrology/Water Quality			
Construction Runoff	Short-term discharges associated with construction runoff and sedimentation would be significant.	<p>Discharges associated with construction shall be mitigated by using appropriate construction Best Management Practices (BMPS) to prevent storm water pollution. The District shall require the contractor to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) in compliance with the National Pollution Discharge Elimination System General Construction Activity Permit. Construction BMPs to be included in the SWPPP may include silt and debris fences on slopes, straw bales or gravel bags in drainage courses, and truck tire washes to reduce sediment runoff from the construction site.</p> <p>The District shall ensure a SWPPP, in compliance with the National Pollution Discharge Elimination System General Construction Activity Permit, has been prepared prior to the beginning of demolition/grading activities. The SWPPP shall be documented as part of the MMRP.</p>	Not significant.

Table ES-1 (continued)

Issue Area	Impact(s) Preferred Site	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.8 – Geology and Soils			
Ground Surface Rupture and Strong Ground Motion	Seismic/geologic impacts associated with <u>potential</u> ground surface rupture and strong ground motion due to the presumed mapped fault strand-trace across the Preferred Site and its location in a seismically active area.	<p>To mitigate for <u>potential</u> ground surface rupture, further investigation of the presence of the mapped fault shall be conducted in accordance with applicable state and local guidelines. Based on the results of this investigation, the seismic<u>potential</u> ground shaking <u>surface rupture</u> at the Preferred Site shall be re-evaluated. <u>If a potentially active fault trace is determined to exist onsite, appropriate setbacks, in accordance with the California Administrative code and the California building Code, shall be implemented to mitigate the impacts.</u></p> <p>To mitigate for strong ground motion, prior to construction, a geotechnical investigation shall be conducted to provide site-specific design criteria for seismic safety considerations, as well as for foundation design. Standard engineering practices shall be considered in the design of school development. Seismic design according to the Division of the State Architect, Uniform Building Code, California Amendments to the Uniform Building Code, the City of San Diego Building Code, and other regulations that provide more stringent design features for school developments shall be incorporated. The geotechnical investigation shall be completed to the Districts satisfaction during the design phase of the proposed project. The geotechnical investigation shall also be documented as part of the MMRP.</p>	Not significant.

Table ES-1 (continued)

Issue Area	Impact(s) Preferred Site	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.11 – Public Services			
Solid Waste	Impacts to landfill capacity due to the generation of solid waste volumes that exceed the City’s standards and the potential deposition of construction/demolition debris into the Miramar Landfill would be significant.	<p>The District shall prepare a waste management plan and provide the plan to the City’s Environmental Services Department for comment.</p> <p>Prior to demolition, a Waste Management Plan shall be prepared by the District and distributed to the ESD for review.</p> <p>These shall be included as part of the MMRP.</p>	Not significant.
Section 5.2.1 – Housing, Population and Displacement			
Affordable Housing	The loss of affordable housing with implementation of the proposed project, in conjunction with buildout of projects within the cumulative study area, would result in a significant cumulative impact.	The District shall implement the relocation program described in Section 4.2.5, in compliance with California Relocation Assistance Law, for each Mid-City school. However, such mitigation would not reduce the cumulative loss of affordable housing in the Mid-City area.	Significant.

Source: BRG Consulting, 2001

**Table ES-2
Alternative Site One
Summary of Impacts and Mitigation Measures**

Issue Area	Impact(s) Alternative Site One	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.2 – Housing, Population and Displacement			
Population and Displacement	An approximate total of 639 persons for Alternative Site One would be displaced.	<p>The District shall implement a relocation program for persons, business concerns and others that would be displaced by the proposed project, in compliance with the California Relocation Assistance Law. The District shall retain the services of a relocation consultant to coordinate and implement the relocation activities.</p> <p>Upon completion of the relocation activities, the Relocation Consultant shall prepare a Relocation Activities Report documenting the implementation of the required Relocation Program. This report shall be presented to the District within three months of completing relocation activities.</p> <p>The Relocation Activities Report shall be included in the Mitigation, Monitoring, and Reporting Program (MMRP), which is a comprehensive report prepared by the District that documents all the mitigation monitoring and reporting efforts for the proposed project. This MMRP shall be prepared upon completion of the proposed project.</p>	Not significant.

Table ES-2 (continued)

Issue Area	Impact(s) Alternative Site One	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.3 – Cultural Resources			
Historical Resources	Impacts to the sidewalk construction date stamps, which are considered historic objects, would result in a significant impact.	<p>To mitigate for impacts to historic sidewalk date stamps, preservation by cutting and incorporation of the portion of the sidewalks into the school development would be necessary if the sidewalks would be damaged or removed by the project.</p> <p>Upon completion of the proposed project, a brief summary report shall be completed and included in the MMRP to document the preservation and incorporation of the significant sidewalk construction date stamp.</p>	Not significant.
Archaeological Resources	The potential for impacts to archaeological resources and potentially buried historic features.	<p>Archaeological construction monitoring during the grubbing and topsoil removal phases of construction is needed to address the potential for prehistoric archaeological resources. A qualified archaeologist and/or archaeological monitor shall be retained to implement the archaeological construction monitoring program.</p> <p>Within three months following the end of the monitoring program, an Archaeological Monitoring Report (with appropriate graphics) which describes the results, analysis and conclusions of the archaeological monitoring program shall be submitted to the South Coastal Information Center. The Archaeological Monitoring Report shall be included in the MMRP.</p>	Not significant.

Table ES-2 (continued)

Issue Area	Impact(s) Alternative Site One	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.5 – Noise			
School yard and Composite (i.e., traffic and school yard noise combined) Noise	School yard and composite (i.e., traffic and school yard noise combined) noise impacts on interior building noise levels for open window conditions would be significant.	<p>In order to reduce school interior noise levels from school yard and composite noise to below 52 dBA Leq school structures where learning or school-related activities would occur, shall 1) maintain a minimum setback of 50 feet from the roadway centerline and operate in a closed window condition with mechanical ventilation; This shall be accomplished by building code analysis in accordance with District Policy E-4100.</p> <p>The District shall review the new school's design and shall prepare a brief letter report documenting that the appropriate setbacks have been implemented. This letter report shall be included as part of the MMRP.</p>	Not significant.

Table ES-2 (continued)

Issue Area	Impact(s) Alternative Site One	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.6 – Hazards and Hazardous Materials			
Construction Demolition and/or Removal Activities	Construction demolition impacts due to the removal of old residential buildings on the Alternative Site One, which may contain asbestos, lead-based paint or other hazardous materials would be significant.	<p>Prior to construction demolition and/or removal of old residential buildings at the project site the District shall conduct a survey to test for asbestos-containing building materials and lead-based paint. All activities associated with asbestos shall be conducted under the direct supervision of a certified asbestos consultant. Lead-based paint analysis and removal shall be performed in conformance with federal, state, and local regulations.</p> <p>A brief letter report summarizing the findings of the survey for asbestos and lead-based paint shall be prepared and submitted to the District within one month of the survey completion. The letter report and any asbestos and lead-based paint removal activities shall be documented and reported in the MMRP.</p>	Not significant.

Table ES-2 (continued)

Issue Area	Impact(s) Alternative Site One	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.7 – Hydrology/Water Quality			
Construction Runoff	Short-term discharges associated with construction runoff and sedimentation would be significant.	<p>Discharges associated with construction shall be mitigated by using appropriate construction Best Management Practices (BMPS) to prevent storm water pollution. The District shall require the contractor to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) in compliance with the National Pollution Discharge Elimination System General Construction Activity Permit. Construction BMPs to be included in the SWPPP may include silt and debris fences on slopes, straw bales or gravel bags in drainage courses, and truck tire washes to reduce sediment runoff from the construction site.</p> <p>The District shall ensure a SWPPP, in compliance with the National Pollution Discharge Elimination System General Construction Activity Permit, has been prepared prior to the beginning of demolition/grading activities. The SWPPP shall be documented as part of the MMRP.</p>	Not significant.

Table ES-2 (continued)

Issue Area	Impact(s) Alternative Site One	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.8 – Geology and Soils			
Ground Surface Rupture and Strong Ground Motion	Seismic/geologic impacts associated with <u>potential</u> ground surface rupture and strong ground motion due to the presumed mapped fault <u>strand-trace</u> across the northwest corner of Alternative Site One and its location in a seismically active area.	<p>To mitigate for <u>potential</u> ground surface rupture, further investigation of the presence of the mapped fault shall be conducted in accordance with applicable state and local guidelines. Based on the results of this investigation, <u>potentialthe seismic</u> ground <u>shaking-surface rupture</u> at the Alternative Site One shall be re-evaluated. <u>If a potentially active fault trace is determined to exist onsite, appropriate setbacks, in accordance with the California Administrative code and the California building code, shall be implemented to mitigate the impacts.</u></p> <p>To mitigate for strong ground motion, prior to construction, a geotechnical investigation shall be conducted to provide site-specific design criteria for seismic safety considerations, as well as for foundation design. Standard engineering practices shall be considered in the design of school development. Seismic design according to the Division of the State Architect, Uniform Building Code, California Amendments to the Uniform Building Code, the City of San Diego Building Code, and other regulations that provide more stringent design features for school developments shall be incorporated. The geotechnical investigation shall be completed to the Districts satisfaction during the design phase of the proposed project. The geotechnical investigation shall also be documented as part of the MMRP.</p>	Not significant.

Table ES-2 (continued)

Issue Area	Impact(s) Alternative Site One	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.11 – Public Services			
Solid Waste	Impacts to landfill capacity due to the generation of solid waste volumes that exceed the City’s standards and the potential deposition of construction/demolition debris into the Miramar Landfill would be significant.	<p>The District shall prepare a waste management plan and provide the plan to the City’s Environmental Services Department for comment.</p> <p>Prior to demolition, a Waste Management Plan shall be prepared by the District and distributed to the ESD for review.</p> <p>These shall be included as part of the MMRP.</p>	Not significant.
Section 5.2.1 – Housing, Population and Displacement			
Affordable Housing	The loss of affordable housing with implementation of the proposed project, in conjunction with buildout of projects within the cumulative study area, would result in a significant cumulative impact.	The District shall implement the relocation program described in Section 4.2.5, in compliance with California Relocation Assistance Law, for each Mid-City school. However, such mitigation would not reduce the cumulative loss of affordable housing in the Mid-City area.	Significant.

Source: BRG Consulting, 2001

**Table ES-3
Alternative Site Two
Summary of Impacts and Mitigation Measures**

Issue Area	Impact(s) Alternative Site Two	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.2 – Housing, Population and Displacement			
Population and Displacement	An approximate total of 591 persons for Alternative Site Two would be displaced.	<p>The District shall implement a relocation program for persons, business concerns and others that would be displaced by the proposed project, in compliance with the California Relocation Assistance Law. The District shall retain the services of a relocation consultant to coordinate and implement the relocation activities.</p> <p>Upon completion of the relocation activities, the Relocation Consultant shall prepare a Relocation Activities Report documenting the implementation of the required Relocation Program. This report shall be presented to the District within three months of completing relocation activities.</p> <p>The Relocation Activities Report shall be included in the MMRP, which is a comprehensive report prepared by the District that documents all the mitigation monitoring and reporting efforts for the proposed project. This MMRP shall be prepared upon completion of the proposed project.</p>	Not significant.

Table ES-3 (continued)

Issue Area	Impact(s) Alternative Site Two	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.3 – Cultural Resources			
Historical Resources	<p>One historical structure was identified at Alternative Site Two, located at 4178 Estrella Avenue, which would result in a significant impact.</p> <p>Additionally, impacts to the sidewalk construction date stamps, which are considered historic objects, would result in a significant impact.</p>	<p>The environmental impact to the identified historical resource may be avoided by retaining it on site and maintaining it in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. The environmental impacts to the historical resource may also be reduced to below a level of significance by its relocation to an appropriate site and its subsequent rehabilitation in a manner consistent with the Secretary of the Interior’s Standards. The environmental impact may be reduced, but not to below a level of significance, by documentation of the resource with historic narrative, photographs and architectural drawings. To mitigate for impacts to historic sidewalk date stamps, preservation by cutting and incorporation of the portion of the sidewalks into the school development would be necessary if the sidewalks would be damaged or removed by the project.</p> <p>Upon completion of the proposed project, a brief summary report shall be completed and included in the MMRP to document the preservation and incorporation of the significant sidewalk construction date stamp.</p>	<p>Only preservation on-site or relocation would mitigate impacts to below a level of significance.</p> <p>The District indicated that the preservation or relocation of the historical resource would be infeasible. However, the District has agreed to document the historical sites, which would reduce impacts, but not to below a level of significance. Therefore, impacts would remain significant and unmitigated and the District would have to adopt Findings and a Statement of Overriding Consideration.</p> <p>Impacts to historic sidewalk date stamps would be mitigated to below a level of significance.</p>

Table ES-3 (continued)

Issue Area	Impact(s) Alternative Site Two	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.3 – Cultural Resources (continued)			
Archaeological Resources	The potential for impacts to archaeological resources and potentially buried historic features.	<p>Archaeological construction monitoring during the grubbing and topsoil removal phases of construction is needed to address the potential for prehistoric archaeological resources. A qualified archaeologist and/or archaeological monitor shall be retained to implement the archaeological construction monitoring program.</p> <p>Within three months following the end of the monitoring program, an Archaeological Monitoring Report (with appropriate graphics) which describes the results, analysis and conclusions of the archaeological monitoring program shall be submitted to the South Coastal Information Center. The Archaeological Monitoring Report shall be included in the MMRP.</p>	Not significant.

Table ES-3 (continued)

Issue Area	Impact(s) Alternative Site Two	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.5 – Noise			
School yard and Composite (i.e., traffic and school yard noise combined) Noise	School yard and composite (i.e., traffic and school yard noise combined) noise impacts on interior building noise levels for open window conditions would be significant.	<p>In order to reduce school interior noise levels from school yard and composite noise to below 52 dBA Leq school structures where learning or school-related activities would occur, shall 1) maintain a minimum setback of 50 feet from the roadway centerline and operate in a closed window condition with mechanical ventilation; This shall be accomplished by building code analysis in accordance with District Policy E-4100.</p> <p>The District shall review the new school's design and shall prepare a brief letter report documenting that the appropriate setbacks have been implemented. This letter report shall be included as part of the MMRP.</p>	Not significant.

Table ES-3 (continued)

Issue Area	Impact(s) Alternative Site Two	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.6 – Hazards and Hazardous Materials			
Construction Demolition and/or Removal Activities	Construction demolition impacts due to the removal of old residential buildings on the Alternative Site Two, which may contain asbestos, lead-based paint or other hazardous materials would be significant.	Prior to construction demolition and/or removal of old residential buildings at the project site the District shall conduct a survey to test for asbestos-containing building materials and lead-based paint. All activities associated with asbestos shall be conducted under the direct supervision of a certified asbestos consultant. Lead-based paint analysis and removal shall be performed in conformance with federal, state, and local regulations. A brief letter report summarizing the findings of the survey for asbestos and lead-based paint shall be prepared and submitted to the District within one month of the survey completion. The letter report and any asbestos and lead-based paint removal activities shall be documented and reported in the MMRP .	Not significant.

Table ES-3 (continued)

Issue Area	Impact(s) Alternative Site Two	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.7 – Hydrology/Water Quality			
Construction Runoff (continued)	Short-term discharges associated with construction runoff and sedimentation would be significant.	<p>Discharges associated with construction shall be mitigated by using appropriate construction Best Management Practices (BMPS) to prevent storm water pollution. The District shall require the contractor to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) in compliance with the National Pollution Discharge Elimination System General Construction Activity Permit. Construction BMPs to be included in the SWPPP may include silt and debris fences on slopes, straw bales or gravel bags in drainage courses, and truck tire washes to reduce sediment runoff from the construction site.</p> <p>The District shall ensure a SWPPP, in compliance with the National Pollution Discharge Elimination System General Construction Activity Permit, has been prepared prior to the beginning of demolition/grading activities. The SWPPP shall be documented as part of the MMRP.</p>	Not significant.

Table ES-3 (continued)

Issue Area	Impact(s) Alternative Site Two	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.8 – Geology and Soils			
Ground Surface Rupture and Strong Ground Motion	Seismic/geologic impacts associated with <u>potential</u> ground surface rupture would not be significant. However, strong ground motion would be significant due to the sites location in a seismically active area.	To mitigate for strong ground motion, prior to construction, a geotechnical investigation shall be conducted to provide site-specific design criteria for seismic safety considerations, as well as for foundation design. Standard engineering practices shall be considered in the design of school development. Seismic design according to the Division of the State Architect, Uniform Building Code, California Amendments to the Uniform Building Code, the City of San Diego Building Code, and other regulations that provide more stringent design features for school developments shall be incorporated. The geotechnical investigation shall be completed to the Districts satisfaction during the design phase of the proposed project. The geotechnical investigation shall also be documented as part of the MMRP .	Not significant.

Table ES-3 (continued)

Issue Area	Impact(s) Alternative Site Two	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Section 4.11 – Public Services			
Solid Waste	Impacts to landfill capacity due to the generation of solid waste volumes that exceed the City’s standards and the potential deposition of construction/demolition debris into the Miramar Landfill would be significant.	<p>The District shall prepare a waste management plan and provide the plan to the City’s Environmental Services Department for comment.</p> <p>Prior to demolition, a Waste Management Plan shall be prepared by the District and distributed to the ESD for review. This Plan shall be included as part of the MMRP.</p>	Not significant.
Section 5.2.1 – Housing, Population and Displacement			
Affordable Housing	The loss of affordable housing with implementation of the proposed project, in conjunction with buildout of projects within the cumulative study area, would result in a significant cumulative impact.	The District shall implement the relocation program described in Section 4.2.5, in compliance with California Relocation Assistance Law, for each Mid-City school. However, such mitigation would not reduce the cumulative loss of affordable housing in the Mid-City area.	Significant.

Source: BRG Consulting, 2001

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2 Introduction

The San Diego Unified School District (District) has prepared this Environmental Impact Report (EIR) for the site acquisition, construction and operation of the proposed Winona Avenue Area Elementary School. This EIR analyzes the District's Preferred Site for the elementary school, as well as two alternative school sites. Although the District has identified a "Preferred Site" in the Draft EIR, the site for the proposed project has not yet been chosen. For the purpose of analysis in this EIR, the preferred and two alternative sites are analyzed at the same level of detail to provide adequate information for the District in choosing the site for the proposed project. The proposed Winona Avenue Area Elementary School would provide enrollment relief to the existing Euclid Elementary School.

2.1 BACKGROUND

The District operates more than 177 school facilities with enrollment of over 141,000 students (Pers. Comm., Sue Lawrence, San Diego Unified School District, September 17, 1999). By the 2013-2014 school year, enrollment within the District is expected to total almost 165,000 students.

2.1.1 Long-Range Facilities Master Plan

The District's *Long-Range Facilities Master Plan* (LRFMP) is intended to describe how the District will house its students, including projected growth in student enrollment, and to identify the appropriate resources to address school facilities needs.

The District began a comprehensive update of the LRFMP in 1998. New enrollment forecasts were prepared for the next 15 years, and the facilities that would be needed to accommodate enrollment growth and reduce overcrowding at existing schools were identified. The District also evaluated alternative enrollment sizes for schools, and determined that 700 students is the size that would be used in determining how many new elementary schools would be needed in the future.

The results of the LRFMP evaluation indicated that new elementary school facilities would be needed in several communities, including the City Heights community served by the existing Euclid Elementary School. That information was used in the planning for a bond election and, on November 3, 1998, voters approved a \$1.51 billion general obligation bond measure (Proposition MM) that included funding for the proposed Winona Avenue Area Elementary School.

2.2 PURPOSE AND NEED

The updated *Mid-City Communities Plan* was adopted by City Council on August 4, 1998 (Resolution No. 290608) (City of San Diego, 1998). A primary objective of the plan is to provide “first class schools, educational and recreation facilities.” Within the document, each of the four communities of Mid-City has a separate community plan. There is a list of “City Heights Issues” under the City Heights Community Plan (City of San Diego, 1998). The first item on that list states: “In spite of the addition of new facilities, schools remain severely overcrowded and parks are deficient.”

The objective of the proposed project is three fold: first, to provide additional capacity for elementary school students within the existing Euclid Elementary School attendance boundaries; second, to provide a neighborhood elementary school option for students currently transported to overflow schools outside the neighborhood; and third, to assist the District in achieving the enrollment standards contained in the LRFMP.

2.2.1 Standards for School Facilities Planning

During the development process for the LRFMP and Proposition MM, the Facilities Review Public Working Committee (FRPWC) reviewed and validated standards for the development of new school sites and the modernization of existing sites. The results of that process are outlined below.

2.2.1.1 Enrollment Size

The *Mid-City Communities Plan* provides a recommendation regarding the development of elementary schools to accommodate approximately 100 students per acre, or the design capacity of permanent structures for a preferable average of 500 students per school. However, the FRPWC engaged in a lengthy discussion relative to the optimum enrollment size for all school types that would result in an environment supportive of teaching and learning. The FRPWC recommended to the Board of Education that the District enrollment standard for elementary schools should be 700 students, based on the District’s needs. As a result, the new elementary schools included in Proposition MM are planned for an enrollment of 700 students, with permanent classroom facilities housing 500 students (70% of enrollment), portable classroom facilities housing 200 students (30% of enrollment), and support/playfield facilities to accommodate 700 students. Sufficient classroom facilities are included to support the new District standards of single-session kindergarten and reduced class size (20:1) in grades K-3. The FRPWC also recognized that the enrollment standard for schools may need to be exceeded on an interim basis, due to changes in neighborhood demographics and the lead-time needed to obtain resources and plan for the construction of new school facilities.

To provide the flexibility needed to address these situations when they occur, the new schools would be master-planned to accommodate up to 900 students, if and when that action becomes necessary. The additional capacity of 200 students would be accommodated with one- or two-story portable classrooms. It is the District’s goal to return enrollments to a maximum of 700 students as soon as is practicable.

2.2.1.2 Other Facilities Standards

The FRPWC recommended to the Board of Education that the District use the new facilities standards developed by District staff and consultants for the development of new school sites and the modernization of existing schools. These standards are outlined in Table 2.2-1. Deviations from the guide are anticipated due to variations in site size, shape, topography, and the needs of each school as well the community it serves.

2.2.2 Enrollment and Capacity Information

The District has settled into an established pattern of incremental enrollment growth. In 1992, the District reconfirmed the inevitability of growth and set forth a strategy to address that growth through the development of new schools. As shown in Table 2.2-2, most schools within the Mid-City communities exceed the new school elementary school standard of 700 students, and enrollment growth and reduction of overcrowding continue to be dominant issues for the District. Given the existing overcrowding and the projected enrollment increases, additional facilities must be provided if the District is to achieve the enrollment standards described in the LRFMP.

2.3 SCHOOL SITE SELECTION PROCESS

Proposition MM provides funds for the construction of five new elementary schools in the Mid-City area, which would benefit the following schools:

- Adams Elementary
- Central Elementary
- Edison Elementary
- Euclid Elementary
- Franklin Elementary
- Hamilton Elementary
- Jackson Elementary
- Marshall Elementary
- Rosa Parks Elementary

The process that was utilized to identify alternative sites for the new elementary schools included community-wide meetings, staff analysis and individual task force meetings for each new school area.

Table 2.2-1
School Planning Standards

	Elementary 700 Enrollment	Middle Level 1,500 Enrollment	Senior High 2,000 Enrollment
1. Building Area	75 sq. ft./student	87 sq. ft./student	100 sq. ft./student
2. Physical Education Hardcourt Field Area Kdn. Play Area	1.1 acres 2.3 acres 0.2 acres	1.5 acres 7.8 acres N/A	2.9 acres 16.2 acres N/A
3. Classrooms	Number of classrooms based on district student/teacher loading standards for each grade. Maximum 30% portables on any site.		
4. Library/Media Ctr.	3,450 sq. ft. ⁽¹⁾	9,300 sq. ft. ⁽²⁾	9,300 sq. ft. ⁽²⁾
5. Student Dining Indoor Covered Outdoor	2,625 sq. ft. 1,500 sq. ft. ⁽³⁾	4,500 sq. ft. 3,000 sq. ft. ⁽³⁾	6,750 sq. ft. 4,500 sq. ft. ⁽³⁾
6. Indoor Assembly/ Performing Arts	4,380 sq. ft.	9,000 sq. ft.	13,500 sq. ft.
7. Landscaping	Site-Specific Evaluation		
8. On-Site Parking	Two spaces per classroom, plus spaces for visitors, police and handicapped access, plus (for senior high schools) student parking spaces for 100% of grade 12 enrollment.		
9. Students/Acre	107	76	50

Notes: (1) DeJong criteria for a 1,000-student school. Assume 3.45 sq. ft./student for other enrollments.

(2) DeJong criteria for a 1,500-student school. Assume 6.20 sq. ft./student for other enrollments.

(3) Assumptions for calculation: 15 sq. ft./student (indoor), 10 sq. ft./student (covered outdoor), two lunch periods with 50% of the students eating inside, 50% outside. Sum of the indoor and covered outdoor dining areas should serve 50% of the enrollment at any given time.

Source: San Diego Unified School District, 1999.

Table 2.2-2

Preliminary Five-Year Enrollment Forecast for Mid-City Elementary Schools

School Location	Actual 1998-1999	Forecast 1999-2000	Forecast 2000-2001	Forecast 2001-2002	Forecast 2002-2003	Forecast 2003-2004	Growth 1999-2000 to 2003-2004
Adams	757	865	879	888	897	910	45
Central	1,149	1,134	1,154	1,166	1,183	1,200	66
Edison	826	827	876	869	889	903	76
Euclid	991	999	1,029	1,031	1,042	1,047	48
Franklin	636	644	627	636	633	643	-1
Hamilton	1,291	1,203	1,218	1,225	1,231	1,234	31
Jackson	1,136	1,134	1,151	1,159	1,168	1,179	45
Marshall	847	879	872	875	873	875	-4
Rosa Parks	1,423	1,550	1,597	1,628	1,658	1,682	132
TOTAL	8,299	8,370	8,524	8,589	8,677	8,763	393

Source: San Diego Unified School District, 1999.

The District formed a series of “Mid-City Site Selection Task Forces” to identify and evaluate alternative sites for each of the new elementary schools, and to recommend sites for acquisition by the Board of Education. These task forces addressed the Adams/Franklin Area, Central Area, Edison/Hamilton/Rosa Parks Area, Euclid Area, and Jackson/Marshall Area. The Preferred Site and Alternative Site One for the proposed Winona Avenue Area Elementary School that are addressed in this EIR are a direct result of this process. The inclusion of Alternative Site Two in this analysis is described in further detail below.

Initially, the Winona Avenue Area Elementary School was referred to as the Euclid Area Elementary School. However, as explained in more detail below, the proposed Euclid Area Elementary school was renamed the Winona Avenue Area Elementary School after subsequent community meetings held this year.

The first community meeting was held on March 13, 1999, to begin the site selection process for the five new elementary schools proposed in the Mid-City Communities Planning Area. The March 13th meeting included a general session where the audience was informed of the process and the criteria for selecting school sites. Following the general session, individual breakout sessions were held for each of the five new Mid-City schools, where the public was invited to discuss possible locations for the schools and provide information about the community that would help in the site identification process. Several general geographic areas were identified in the breakout sessions for each new school. Everyone at these sessions who expressed an interest in attending the subsequent task force meetings was mailed an invitation.

Participants in the break-out sessions were provided with materials to assist in the discussion of alternative school sites, including maps of the area showing the existing school sites, proposed construction schedules, site selection criteria, task force membership information, and student population/enrollment information for each existing school's attendance area.

Between April and June of 1999, a site selection task force was developed and a second community meeting was held to present the findings of the preferred and alternative sites selected for the proposed Euclid Area Elementary School. At that time, no changes were suggested by the public regarding the selection of the preferred and alternative sites. However, in November of 1999, concerns by Mid-City residents and community leaders were voiced regarding the selection of the school sites for the proposed Euclid Area Elementary School. In response, the District stopped the environmental review process to further analyze sites that would be more acceptable to the public.

Between December 1999 to February 2000, District staff and Mid-City Communities representatives reviewed current and forecasted student populations in Mid-City neighborhoods to reach consensus on data to use for future planning purposes. Consequently, two more community meetings were conducted to choose new preferred and alternative sites for the renamed Winona Avenue Area Elementary School.

During the environmental analysis of the Preferred Site and Alternative Site One, the District discovered a fault trace from the potentially active La Nación Fault bisecting the Preferred Site and continuing through the northeastern corner of Alternative Site One (Figure 4.8-1). While the geologic impacts of being near the fault trace can be mitigated under CEQA, the California Department of Education may not approve the Preferred Site or Alternative Site One for use as a school site. Consequently, the District decided to include evaluation of another site, Alternative Site Two, for the proposed project. This alternative is within adequate distance from the fault trace, but would still serve the Colina del Sol neighborhood. Additionally, this alternative would achieve the objectives of the District and is consistent with the Site Ranking Criteria described below. Once Alternative Site Two was identified, property owners and tenants within the site and 300 feet of the site were notified of the environmental process.

2.3.1 Community Meetings

On Saturday, March 11, 2000, a community meeting was held at Euclid Elementary School to receive further community input on potential sites for the proposed Winona Avenue Area Elementary School. Community planning groups, public agencies, schools, parents, and residents were notified of the meeting. In this meeting, the District reviewed the site selection criteria, neighborhood demographics, and former and proposed school sites with City Heights community residents and community leaders. Based on the high elementary school population of almost 1,900 students, and the lack of school sites within the Colina del Sol neighborhood (bounded by El Cajon Boulevard, 54th Street, University Avenue, and Euclid Avenue), the consensus of those attending the meeting was that the proposed school site should be located within the Colina del Sol neighborhood. Consequently, a second community meeting was held, specifically focusing on the Colina del Sol residents and property owners, to finalize the selection of sites that would be included in this EIR. The Colina del Sol neighborhood is referred to as “Colina Park” in the *Mid-City Communities Plan*.

The second community meeting was held on April 12th, 2000 at the Set Free Baptist Fellowship church. The community was noticed via a flyer in several languages, including English, Spanish, Vietnamese, Cambodian, and Somali. The flyer was mailed to every resident address and property owner within the Colina del Sol neighborhood boundaries, as well as individuals and organizations previously involved in the site selection process. During the April 12th meeting, a majority of time was spent on finalizing the preferred and alternative sites to be included in future consideration. By the time this meeting was held, a general knowledge of the site selection criteria was known, but proximity to student population and site size became the more prominent issues during the decision making process. District staff provided input regarding environmental issues and site distance from communities; however, the sites were ultimately based on whether they were accepted by the City Heights community (pers. comm. Joe Wolf, School District, June 2000).

2.3.2 Staff Analysis

Following the community meeting, District staff evaluated every general location that was identified at the community meeting for a possible school site and identified specific areas within each general location that best satisfied the site selection criteria. The specific blocks were noted on plans of each community for further evaluation by the task forces.

2.3.3 Task Force Membership

Task force membership was comprised of individuals representing the following groups:

- One member representing each affected school, selected by the respective parent organization.
- One member representing each recognized community planning group. For the proposed Winona Avenue Area Elementary School the recognized community planning groups are:
 - City Heights Area Planning Committee, and
 - Kensington/Talmadge Planning Committee
- One member selected by the Institute for Learning.
- One member selected by the San Diego Education Association (SDEA).
- One member from the District's Facilities Development Department.
- One member from the City of San Diego (City) Park and Recreation Department.

Additional support was provided, as needed, by:

- Other District departments (e.g., Facilities Planning, Institute for Learning, Police, Finance, Communications, Transportation, Maintenance, Operations, Warehousing and Distribution, etc.).
- Other City departments (e.g., Planning, Traffic Engineering, Redevelopment, appropriate City Council office, Police, Economic Development, etc.).

2.3.4 Task Force Meetings

Separate task force meetings were conducted for each new school. The task force meetings were held after regular working hours to be more convenient for community members to attend.

Each task force was presented information on the general areas identified at the various community meetings, and the specific site areas that were identified by District staff. The task force members were advised that their duty was to identify a preferred site for the new school in each area and the best alternative sites that should be included for consideration in the environmental impact reports. Each task force was provided with maps of the general locations identified at the community meeting, specific locations identified by staff, maps showing relative student population density in the study area, and existing land use maps of the area. The site selection criteria were distributed and reviewed.

2.4 SITE SELECTION CRITERIA

There are no vacant sites within the study area for the proposed Winona Avenue Area Elementary School that are large enough to accommodate the new elementary school. Therefore, in order to provide a site for a new elementary school in this community, the District must select a site that has existing uses. The District considered a number of criteria in selecting sites for the proposed schools. The site selection criteria, provided in Table 2.4-1, are based on the State of California's selection criteria for school sites. These criteria are not discussed in order of importance, but instead have been

grouped to provide a logical understanding of the District’s site selection considerations. Each of the criteria has been assigned a maximum weight for evaluating potential school site locations.

2.4.1 Site Size/Configuration/Topography

In selecting a site for a new school, the District considers the net usable acreage on the site, as well as the shape of the site. The District must consider whether the net usable acreage would be adequate for the proposed school program and whether the site’s size and configuration would allow for an efficient layout of the proposed facilities. The site’s potential for expansion is also considered. That is, the District considers whether there is an area adjacent to the site where future expansion could occur, if necessary and if additional funding becomes available.

The topography of the site is another important consideration. Ideally, the site’s topography would be such that the site could accommodate a large building pad and playfield, with a minimum amount of grading. Site drainage must also be considered.

2.4.2 Site Location

The proposed Winona Avenue Area Elementary School study area incorporates the current attendance boundary for the existing Euclid Elementary School. The Euclid Elementary School study area is bounded by El Cajon Boulevard on the north, University Avenue on the south, Winona Avenue on the east, and Fairmount Avenue on the west (Figure 2.4-1). The District identified this study area so that the new school would be located in an area where existing enrollment resides, and where the projected enrollment increases are anticipated to occur. As required by Proposition MM, the proposed Winona Avenue Area Elementary School is intended to relieve enrollment pressures at the existing Euclid Elementary School, and to allow students transported to overflow schools to return to a neighborhood school.

The District considers whether the location of the site is convenient to the students. Locating a neighborhood school in an area outside of the enrollment service area would require students to travel farther to get to school. Neighborhood schools are designed to enable students to walk to school. If a site is not convenient to the students (i.e., is not within walking distance), the parents likely would have to drive the students to school. This would increase traffic in the vicinity, both before and after school.

Because all schools require public services and utilities (i.e., police, fire, libraries, recreational resources, public transportation, water, gas, sewer, and electricity), the availability of public services and utilities and their capacity to serve the site are considered in the site selection process. The District also considers a site’s proximity to existing recreational resources and parks. A site adjacent to a park provides the opportunity for a smaller school campus, where the District can enter into a joint-use agreement with the City for use of the park as the playfield component of the school.

Table 2.4-1
Site Ranking Criteria

Category	Criteria and Factors to Avoid
Safety Maximum weight: 20 points	Factors to Avoid: <ul style="list-style-type: none"> • Adjacent to highways and railroads and lacks a sound buffer • Within two miles of an airport • Close to high-voltage power lines • Contaminants or toxins in the soil • Close to open-pit mining • On or near a fault zone or active fault • In an inundation area of a dam or floodplain • Social hazards in the area such as high incidents of crime or drug and alcohol abuse
Location Maximum weight: 10 points	Criteria: <ul style="list-style-type: none"> • Safe, non-intrusive adjacent uses compatible with public school functions • Located convenient to student population to avoid excessive student transporting • Compatible with existing and future zoning regulations • Close to public services (e.g., libraries, parks, museums, transit) • Favorable orientation to prevailing winds and natural light
Environment Maximum weight: 10 points	Criteria: <ul style="list-style-type: none"> • Free from sources of noise that may impede the instructional process • Outside the 65 CNEL noise contour (present and future) for vehicles and aircraft operations • Free from air pollution, smoke, dust and odors • Provides aesthetic view from and of the site • Compatible with curriculum
Soils Maximum weight: 10 points	Criteria: <ul style="list-style-type: none"> • Percolation for septic system and drainage • Adequate water table • Existing landfill properly compacted Factors to Avoid: <ul style="list-style-type: none"> • Close to faults and fault traces • Unstable subsurface and local bearing capacity • Dangers of slides and liquefaction
Size and Shape Maximum weight: 10 points	Criteria: <ul style="list-style-type: none"> • Minimum size of seven net useable acres. Net useable acreage is defined as follows: • Flat, buildable without slopes, gullies, creeks, ravines, etc. • Contains no public rights-of-way or easements which restrict construction • Vacant, cleared of all improvements above and below ground • Square or rectangle shape • Appropriate length-to-width ratio, minimum width 400 feet • Sufficient open play area and open space • Potential for expansion for future needs (speculative) • Adequate and separate bus loading and parking

Table 2.4-1

Site Ranking Criteria (continued)

Category	Criteria and Factors to Avoid
Topography Maximum weight: 10 points	Criteria: <ul style="list-style-type: none"> • Surface and subsurface drainage • Rock ledges or outcroppings • Feasibility of mitigating steep grades • Level area for playfields
Accessibility Maximum weight: 10 points	Criteria: <ul style="list-style-type: none"> • Vehicular access and dispersal roads • Freeway access for bus transportation • Safe, efficient routing patterns of foot traffic and bicycles Factors to Avoid: <ul style="list-style-type: none"> • Natural obstacles such as grades or gullies • Obstacles such as crossings on major streets and intersections, narrow/winding streets, heavy traffic patterns
Public Services Maximum weight: 3 points	Criteria: <ul style="list-style-type: none"> • Fire and Police protection readily available • Convenient public transit service • Convenient trash and garbage disposal
Utilities Maximum weight: 3 points	Criteria: <ul style="list-style-type: none"> • Availability and adequacy of water, electricity, gas, sewer, telephone, cable TV • Feasibility of bringing utilities to site (cost) • Utilities reasonably available to site • Restrictions on right-of-way
Cost Maximum weight: 3 points	Criteria: <ul style="list-style-type: none"> • Minimize cost for acquisition • Reasonable costs for site preparation • Reasonable costs for condemnation, severance damage, and legal fees • Reasonable maintenance costs • Potential to be cost effective by incorporating joint-use facilities such as parks and playfields, libraries and recreation centers
Availability Maximum weight: 3 points	Criteria: <ul style="list-style-type: none"> • Availability of a clear title to property • Condemnation of buildings and relocation of residents, if applicable • Timing
Political Implications Maximum weight: 3 points	Criteria: <ul style="list-style-type: none"> • Public acceptance of Preferred Site • Receptivity of City Planning Commission • Zoned for prime agricultural use or industrial use • Coordination of proposed school site with future community plans Factors to Avoid: <ul style="list-style-type: none"> • Negative environmental impact

Source: State of California, 1999.

2.4.3 Land Use

Land use factors, such as existing/planned uses on the site, the site's underlying zone classification, and surrounding uses are important factors in selecting a school site. Existing/planned uses on the site are particularly relevant because siting a school in a developed area requires that all uses on the site be relocated. Existing land uses also play a role in determining the site's acquisition cost, and affect the timing as to when the site would be available for school use. The existing land uses also determine what type of additional site improvements would be necessary for the proposed school, if any (i.e., curbs/gutters, drainage, sidewalks).

The proposed school's compatibility with the community is another site selection consideration. A school's compatibility with and effect upon the surrounding neighborhood are directly linked to surrounding uses in the area. Typically, residential uses, including single-family, multi-family and two-on-ones, are considered to be compatible land uses. However, the effect of the school on surrounding residential uses has become an increasing concern to nearby property owners.

Potential noise impacts on the site are also tied to surrounding uses, which would include, but would not be limited to, vehicular traffic and aircraft.

Another issue that is linked to surrounding uses is the safety of the students and school employees at the site. Safety factors that are considered include pedestrian, bicycle and vehicular hazards; aircraft crash hazards; seismic considerations; contaminated soils; the proximity of facilities that use hazardous materials or emit toxic air contaminants; and the site's proximity to high voltage power lines. A school site should be located a sufficient distance from such factors so that potential safety hazards are minimized.

2.5 ENVIRONMENTAL PROCEDURES

This EIR has been prepared in compliance with the California Environmental Quality Act (Public Resources Code Section 21000, et seq.; herein, "CEQA") and the procedures for implementation of CEQA set forth in the Guidelines for Implementation of the California Environmental Quality Act (California Code of Regulations, Section 15000, et seq.; herein "State CEQA Guidelines"). The District is the lead agency for the purpose of preparing this EIR, as defined by Section 15051 of the State CEQA Guidelines.

2.5.1 Notice of Preparation

The District distributed a Notice of Preparation (NOP) on June 16, 2000, describing its intent to prepare an EIR for the acquisition, construction and operation of the proposed Winona Avenue Area Elementary School.

The NOP and Initial Study were mailed to 103 agencies, organizations and individuals, including the State Clearinghouse, requesting comments on the scope of the environmental analysis to be presented

in the EIR (Appendix A). Additionally, the District mailed out a public notice to over 3,000 tenants and property owners on the preferred and alternative sites, including those living within 300-feet of these sites. The public notice, written in both English and Spanish, provided information regarding the preparation of this EIR and where the NOP and Initial Study could be obtained by those interested in the potential environmental effects of the proposed elementary school. The following persons, agencies or organizations responded to the NOP within the 30-day comment period:

Respondent	Date of Response
Native American Heritage Commission	June 27, 2000
City Heights Community Development Corporation	July 17, 2000
City of San Diego Planning and Development Review	July 17, 2000
J.W. Stump	July 17, 2000

The Governor’s Office of Planning and Research (OPR) forwarded copies of the NOP to the Resources Agency, California Department of Conservation, Office of Historic Preservation, California Department of Parks and Recreation, Department of Health and Drinking Water, Department of Fish and Game, Native American Heritage Commission, Public Utilities Commission, State Lands Commission, Office of Emergency Services, Department of Transportation (CALTRANS), Housing and Community Development, California Highway Patrol, State Water Resources Control Board, Department of Toxic Substances Control, and the Regional Water Quality Control Board. OPR also requested that responsible agencies transmit the EIR concerns and comments on the scope and content of the EIRs to the District within 30 days of receipt of the NOP.

A public notice regarding the inclusion of Alternative Site Two, was also mailed out to tenants and property owners on the site, including those living within 300-feet of these site.

2.6 SCOPE OF THIS EIR

This EIR addresses the overall direct, indirect and cumulative environmental effects of the proposed Winona Avenue Area Elementary School. Impacts associated with the site specific design are defined to the extent possible. The overall scope of the proposed project, such as site location, student enrollments, grade level configuration, and the school program, has been defined and is described in Chapter 3 of this EIR.

The Initial Study, dated June 16, 2000, identified the following primary environmental concerns to be addressed in the EIR:

- Air Quality
- Cultural Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use/Recreational Resources
- Noise
- Population and Housing
- Public Services
- Transportation and Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

The Environmental Initial Study and subsequent EIR analysis identified a number of areas of potential environmental concern where no significant adverse impacts would be anticipated as a result of implementing the proposed project. Those issues for which effects were found not to be significant are described in Chapter 6 of this EIR, and are not further discussed in the EIR (State CEQA Guidelines, Section 15128).

2.7 INTENDED USES OF THIS EIR

This EIR will be used by the District’s Board of Education for approval of property acquisition and the construction of the proposed Winona Avenue Area Elementary School. The City is a responsible agency for the purpose of any necessary street closures. This document may be used by all agencies involved in reviewing this action. In addition, this EIR may also be used for any necessary supplemental review of site specific design issues.

The proposed Winona Avenue Area Elementary School site is located within the *Central Urbanized Communities Planned District*. The *Central Urbanized Planned District Ordinance (CUPDO)* (City of San Diego, 1986) contains the zoning regulations that apply to new and reconstructed development within the District area. However, according to Section 53091 of the Government Code, a school district need not comply with a zoning ordinance unless the ordinance contains provisions for the location of public schools and the local planning commission has adopted a master plan. Because the CUPDO does not contain provisions for the location of public schools and the City’s Planning Commission has not adopted a master plan as part of the CUPDO, the District is not subject to the CUPDO and the proposed project would not require a permit. In addition, Section 53094 of the Government Code authorizes a school board to override a local zoning ordinance by a 2/3 vote. Such a vote may be conducted by the District’s Board of Education, as necessary.



SR-6

Maple Ave.

Euclid Ave.

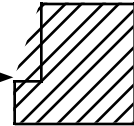
Orange Ave.

Clark Ave.

University Ave.

Study Area Boundary

Existing Euclid Elementary School



Fairmount Ave.

Mentor Ave.

Euclid Ave.

Winona Ave.

SOURCE: Landiscor Aerial Information, 2000; BRG Consulting, Inc., 2000.

Not to Scale



Winona Avenue Area Elementary School I

Euclid Area Elementary School Study Area

FIGURE

2.4-1

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3 Project Description

The proposed project addressed in this EIR is the acquisition of land, construction and operation of the proposed Winona Avenue Area Elementary School. This school is planned to provide relief for the existing Euclid Elementary School, and to allow students currently transported to overflow schools to be returned to a neighborhood school. It is anticipated that the proposed Winona Avenue Area Elementary School would open in September 2005.

3.1 ENVIRONMENTAL SETTING

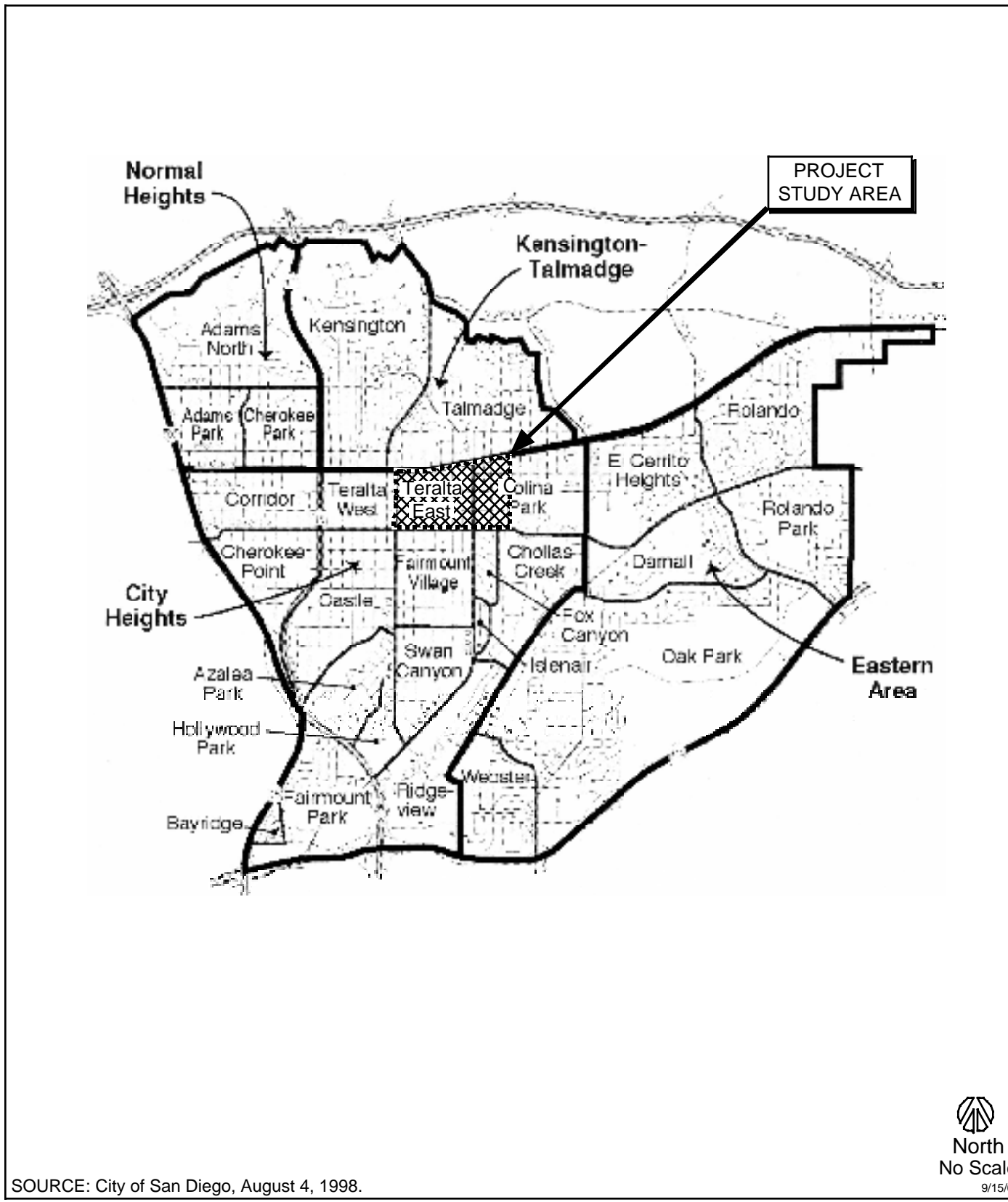
3.1.1 Regional Setting

The proposed Winona Avenue Area Elementary School would be located within the Mid-City Communities planning area of the City of San Diego. The Mid-City Communities are approximately four miles northeast of downtown San Diego, located between Interstate 805 (I-805)/State Route 15 (SR-15) on the west, the cities of La Mesa and Lemon Grove on the east, I-8 on the north, and SR-94 on the south. The regional location of the proposed project is shown on Figure 3.1-1. The Mid-City Communities are bound by the communities of Mission Valley and the College Area on the north, the Mount Hope, Chollas View, Emerald Hills, and Encanto neighborhoods of the Southeast San Diego Community planning area on the south, the cities of La Mesa and Lemon Grove on the east, and the communities of North Park and Golden Hill on the west (Figure 3.1-2). Regional access to the site is provided by I-8, I-805, SR-15, and SR-94.

3.1.2 Project Location

The preferred and alternative sites for the proposed Winona Avenue Area Elementary School are located in the City Heights Community of the Mid-City Communities planning area. The City Heights Community is bound on the north by El Cajon Boulevard, on the east by 54th Street and Chollas Creek, on the south by SR-94, and on the west by I-805 and SR-15. According to the *Mid-City Communities Plan* (City of San Diego, 1998), residential land uses constitute the majority of the neighborhoods of City Heights, followed by commercial uses and open space.

The District formed a series of “Mid-City Site Selection Task Forces” to identify and evaluate alternative sites for each of the new elementary schools and recommend sites for acquisition by the Board of Education. These task forces addressed the Adams/Franklin Area, Central Area, Edison/Hamilton/Rosa Parks Area, Euclid Area, and Jackson/Marshall Area. The task force evaluated various locations throughout the Euclid Elementary School attendance areas. A Preferred Site and two alternative sites were selected for further study in this EIR. The 8.26 gross-acre Preferred Site



SOURCE: City of San Diego, August 4, 1998.

North
No Scale
9/15/01



Winona Avenue Area Elementary School

Mid-City Communities Planning Area

FIGURE
3.1-2

consists of approximately two city blocks and is bound on the north by Trojan Avenue, on the south by Orange Avenue, on the east by Winona Avenue, and on the west by Estrella Avenue. Two alternative project sites, also encompassing two city blocks and consisting of 8.26 acres, are under consideration. Alternative Site One is bound on the north by Orange Avenue, on the south by Polk Avenue, on the east by Winona Avenue and the on the west by Estrella Avenue. Alternative Sites One and Two share one city block. Alternative Site Two is bound on the north by Orange Avenue, on the south by Polk Avenue, on the east by 49th Street and on the west by 48th Street. Please refer to EIR Chapter 7 for a detailed description and analysis of Alternative Sites One and Two. The preferred and alternative sites are depicted on Figure 3.1-3.

3.1.3 Physical Characteristics

The predominant topographic features within the Mid-City Communities planning area are gently rolling mesa areas separated by numerous canyons (City of San Diego, 1998). The canyons are part of the west trending San Diego River system and the northeast to southwest trending Chollas Creek system. The very steep and precipitous canyons associated with the San Diego River, which have slopes of 25 percent or greater, extend southward from Mission Valley in the most northwesterly portion of the community planning area. The steep canyons associated with Chollas Creek are located in the central and southern portions of the planning area. These steep slope areas account for approximately five percent of the Mid-City area.

The majority of City Heights has a rectilinear grid pattern of surface streets. However, canyons and other steep slope areas in the eastern and southern portions of the community preclude the extension of streets and/or alleys in the typical grid pattern. These streets/alleys may appear on local maps of the area and are referred to as “paper streets” or “paper alleys,” because they are not currently being used as public rights-of-way.

Property conditions in the area range from stable to blighted. The existing land uses within the vicinity of the potential school sites are comprised mostly of single-family and multi-family residential uses. Commercial uses are primarily located along University Avenue, Euclid Avenue, Fairmount Avenue, and El Cajon Boulevard. Industrial uses are primarily located along Euclid Avenue. Institutional uses, which include schools, parks and churches, occur throughout the City Heights community.

Schools in the area include Euclid, Central, Rosa Parks, Marshall, and Jackson elementary schools. Monroe, Clark and Mann middle schools and Crawford High School are also in the project vicinity. Other land uses within the area include the Colina del Sol Community Park and Golf Course located east of the preferred and alternative sites.

3.2 CHARACTERISTICS OF THE PROPOSED WINONA AVENUE AREA ELEMENTARY SCHOOL

The proposed Winona Avenue Area Elementary School would accommodate a planned enrollment of approximately 700-900 students, kindergarten through grade five. This elementary school would operate as a “neighborhood school,” in that enrollment would be drawn from the surrounding neighborhood and allow students to walk to school without crossing major streets. The faculty would consist of approximately 52 full-time employees. Approximately 70 off-street parking spaces are required according to District planning criteria. Policies for the provision of off-street parking at school sites have been developed as part of the District’s *Landscape Design and Site Development Guidelines* (1991) and the District’s *Elementary School Planning Guide* (1992). The District would comply with these guidelines to the extent possible, however school-related on-street parking could occur. Playground areas could be used to provide temporary evening parking for special events (e.g., parents’ night, school plays, etc.). Playground areas and joint-use turf fields would be available to the public after school hours.

3.2.1 School Operations

The school-year calendar for the proposed Winona Avenue Area Elementary School has not yet been set. In general, the daily schedules for classes would commence at 8:00 AM and would finish by 3:00 PM. “Bell times” (i.e., times when the school day begins and ends) are 7:30 AM and 3:30 PM. Certain after-school programs usually cause the school to remain in operation until 6:00 PM every school day.

The Preferred Site consists of two blocks of privately-held residential properties. There is no public open space or parkland within the site. The alternative sites are also occupied by privately held residential properties and contain no public parkland or open space. An outdoor playground is a component of the project. The District’s *Landscape and Site Development Guidelines* (San Diego Unified School District, 1991b) and the *Elementary School Planning Guide* (San Diego Unified School District, 1992c) would be consulted in the development of the design for playground. Fencing may be erected around most or all of the playground. This fencing would be designed in a manner that maximizes public access to the play area during non-school hours, but which provides adequate security for students when school is in session. The *Elementary School Planning Guide* recommends that a 10-foot chain link fence be provided around the perimeter of the playfield. In addition, organized community group use of school facilities in the evenings and on weekends would be made available.

3.2.2 Transportation

The proposed Winona Avenue Area Elementary School would operate based on the “neighborhood school” concept. Enrollment would be drawn from the surrounding neighborhood, thereby allowing students to walk to school. A “Suggested Route to School” plan, consistent with *the 1996 Caltrans Traffic Manual*, would be prepared to address pedestrian and bicycle safety for the proposed project. Additionally, a registered traffic engineer will review the project site plans, once they are developed, to ensure that pick-up and drop-off areas are well planned.

Bus transportation could be provided for special education and integration students. Because the school would most likely house a small number of these students, on average, the number of bus trips generated by this activity would be minimal. The proposed project would include the closure of a street segment, depending on which site is chosen.

3.2.3 Concept Plans

Site-specific design concepts for the proposed elementary school have been defined to the extent possible. Certain project-specific design details are not known at this time. However, it has been determined that the school would consist of permanent facilities and portables that would accommodate 700, with the potential for additional expansion to accommodate up to a total of 900 students. Presently, detailed site plans and architectural features are not available. It is assumed that school facilities would incorporate one- and two-story buildings. To assist in the design of school facilities, the District has prepared *Landscape Design and Site Development Guidelines* and the *Elementary School Planning Guide*. The *Landscape Design and Site Development Guidelines* address the following issues for existing, reconstruction and new facilities:

- Provide landscape design standards to be utilized at all school sites.
- Minimize maintenance costs.
- Provide barrier free access to all facilities.
- Encourage the use of energy efficient planting techniques through proper site planning.
- Encourage water conservation through the use of low water usage plant materials and water efficient irrigation techniques.
- Eliminate the use of potentially dangerous and poisonous plant materials.
- Enhance facility security and safety.

The purpose of the guidelines is to ensure that every new school design carefully considers the community in which it would be located. According to the *Landscape Design and Site Development Guidelines*, the design of the new school facility should be compatible with the natural setting and with neighboring properties.

The District’s *Elementary School Planning Guide* would also provide the framework for the design and construction of the proposed Winona Avenue Area Elementary School. The purpose of the planning guide is to assist the planning process and to offer guidance to architects. It contains

general planning characteristics for elementary schools, as well as design/development criteria for instructional and support facilities. A project advisory committee, consisting of District staff and members of the community, would be formed to assist in the development of the project design for the proposed elementary school.

3.3 DEMOLITION/REMOVAL AND CONSTRUCTION

Demolition activities would include, but would not be limited to, the removal of existing structures and vegetation, removal of portions of existing sidewalks, and the removal of existing asphaltic concrete (AC) within the closed portion of existing city streets within the selected site.

Existing structures would be demolished or removed from the site soon after the District has acquired the property. Construction activities would include site preparation (grading and/or compaction), facilities construction and site finish (landscaping). Construction activities, including demolition, for the proposed Winona Avenue Area Elementary School are scheduled to last approximately 33 months; ending in the third quarter of 2005.

The amount of estimated demolition and/or removal of structures varies from site-to-site. These estimates refer only to the number of structures, and not the cubic footage of demolition and/or removal. The Preferred Site, Alternative Site One and Alternative Site Two would involve demolition and removal of an estimated 211, 213 and 197 structures, respectively, (including residences, garages and out-buildings).